Proceedings of the meeting of the Mysore Tenancy Agricultural Land Laws Committee held at Karkal on 2nd June 1957 at 11-20 a.m.

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Two-thirds of families in this part are governed by Aliya Santhana Law. This fact may be taken into consideration before enforcing the tenancy law. Divisions have not yet taken place and if they take place later, none of the family will get more than 5 muras. There are a number of big families and their number should be taken into account. Here the relation between the landlord and the tenant is cordial. The rent varies from 40 to 50% in Malnad and 30 to 40% elsewhere. There are several temples, educational and public institutions with big properties and ceiling should not be imposed on lands belonging to such institutions.

There should be 10 to 12 acres of nanja lands for economic holding of a family. If it is first class land it should be 5 acres, second class 3 to 4 acres and third class 5 or 6 acres of betta lands. Top soil is very thin and is being washed away; and it is therefore necessary to manure it heavily. Punja cannot be taken into consideration if it is used only for beatlenut. One acre of areca nut garden = 1 acre of first class wet land. Cocoanut or areca nut can be cultivated in first class nanja land. 1 mura of rice is generally considered as equal to 100 cocoanuts.

Sri P. Ramachandra Karkal

The old system of mulgenidars and mulgenies must pass on to the chalgenidars. The provision regarding abatement should not apply to mulgenidar as he was settled before the current settlement.

Another tenant

Powers should not be given to anybody except judicial officers.

Sri Huchmasty Gowda

What measures would you suggest to improve the condition of agricultural labour?

Sri K.P. Mumkan and Sri M.D. Padival, Member of the Planning Board, South Kanara.

If lands measuring above 5 acres are distributed between labourers, it will not give more than 1/2 acre per head. They may therefore be diverted to small industries. People should be weaned from agriculture to other work. Ambar and Kisan charkas may not solve the problem. But industrial work may absorb men.

Proceedings of the meeting of the Mysore Tenancy Agricultural Land Laws Committee held at Mudradi, South Kanara Dist, at 12-30 p.m. on 2nd June 1957.

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Sri Huchmasty Gowda — What is the produce from first class land?

tenant — 15 mudies per acre from first crop, second crop about 12 mudies

Sri Huchmasty Gowda — What rent is paid per acre?

A tenant — 8 mudies from first class land and for second class 6 mudies. The expenditure for cultivating land is 4 mudies. 2 seers of rice is the wage for agricultural labourer per day.

Sri Huchmasty Gowda — How much land is required for a small family for standard life in your place?

Sri Bujanga Patel — About 12 to 15 acres of land is required. We have both systems of mulgeni and chalageni in practice. But formerly there was great dearth of labourers and the genis were also very much low. Since the Madras Govt. have fixed the maximum rent to be paid there is no need for the further legislation. As land proprietorship is in existence from ancient times, it should not be abolished now. Revenue officers may be vested with powers of administration to avoid long delay. I get 100 mudis of yield from my personally cultivated land.

Sri Jagabala — I cultivate 6 acres of land. I am a tenant since 70 years. For 6 acres I pay Rs. 30/- cash plus 13 mds. of rice, about 1½ acres of nanja (bile) about 2 acres of manjura and the rest second class wet land. The total yield from all land is 140 mudis of paddy or 70 mudis of rice.

Sri Bhupa Settygar — I am cultivating 6 acres of land and am having 3 pairs of bullocks. I have to pay 200 shieves of hay out of 4000 shieves. I also engage labourers in the land for sometime on daily wages. I have a debt of about Rs. 1000/-

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Proceedings of the meeting of the Mysore Tenancy Agricultural Land Laws Committee held on 2nd June 1957 at 4-45 P.M.

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A memorandum was presented by the Coondapur Landowners Association. Sri H.M. Kamath, Director of the Canara Bank, spoke on behalf of the landlords. He stated that 30% of the lands were on the basis of mulgeni and that small holders were in large number. There are only about 16% of lands paying an assessment of Rs. 100/- amd above. There is no irrigation facility. 1 acre of land =2½ mudies. We get therefore only 5% of the crop. There is no relation between rent and assessment. There are no differences between landlords and tenants in this district since ancient times. The tenants have no interest and do not stick to the land permanently and improve it. All facilities are given to the tenants by the landlords. All the property of the landlords is invested in the lands their livelihood is entirely dependant upon the lands.. The tenants and the landlord never share the yield. The system of fixed half rent is being continued for the past 150 years. If the tenants take more interest they can get a larger quantity of rice than the fixed rent of rice. Out of the 50% of the rent the landlord gets, he has to spend for fencing, repairs etc., Only the landlords should spend, put up bunds and attend to other similar operations; otherwise the lands will remain fallow. Therefore the need of the landlords should also be thought of. The present rent of 50% of the gross yield is not excessive. Of late the rent for the cocoanut and areca nut fields are fixed. But we cannot give the actual yield from the areca nut and cocoanut fields. The yield will go on reducing if the liability of the tenant is fixed. Consolidation of small pieces are necessary and the land can then be improved. Since most of the families are joint families, no ceiling should be imposed. I shall quote an instance. In Sirali a land was producing 30 mds and later on it came down to 18 mds. No kanta can be built by tenants, because it requires large investment.

Sri R.M. Patil — What is the yield in the first class nanja?

25 mudies from the first class nanja and 5 mudies from second crop,

Annual normal yield of a first class nanja for one acre is 30 mudies.

Sri Huthhmasty Gowda — Have any tenants purchased land?

Sri H.N. Kamath — Yes; 4 or 5 tenants have purchased.

Sri Hutchmasty Gowda — How much assessment do you pay?

Sri H.N. Kamath — I pay Rs. 3800/- as assessment.

Sri Hutchmasty Gowda — How many acres of land would be required for a family to lead a normal life?

Sri H.N. Kamath — 5 acres of land.

Sri Parameswariah — I am an independent tenant. Ceiling law may not be possible so far as our district is concerned. There is another class of tenancy called balugeni, it is as good as mulageni ( balu = life-time). There is another system called Vole vargadars. A vole vargadar pays assessment to vargadar and the latter pays it to the Government ( 38 mds). Relief should be given to these vargadars and fixation of rent must be brought about. Madras Govt. have fixed 40%. I consider this as reasonable rent. But in respect of punja land 33 1/3% is not reasonable and it is very difficult to pay that much rent. We may be allowed to resume our lands after retirement. Or atleast 5 years time may be given to make a choice whether we should come back to the lands or not.

Another tenant — In my view ceiling should be fixed. It should be 3 times the family holding. About 5 acres of nanja land may be a family holding. But the total land may be allowed to be 5 acres of first class plus 7 or 8

acres of second class plus 10 acres of third class land. Before restrictions on alienation are introduced some time should be allowed; otherwise both the landlord and the tenant will be adversely affected on account of the resultant reduction in price. Compensation for excess property should be paid in cash. If it is impossible, atleast half should be paid in xxxx. It should be 20 times the fair rent. 1/3 should be the reasonable rent. The administration of the land Act should be vested in the officers who have judicial knowledge whether they belong to the executive or the Judicial department. Discretion should be left to the officers to allow pleaders. The provision regarding cooperation farming should not be introduced. In my opinion all the improvements of the lands including plantation of trees etc. should be done by tenants and not by the landlords. Bitty and bekari and other services should be completely abolished. The rent must be in kind and not in cash at any cost. No option should be given to the tenant to pay the rent in cash.

Sri Mane Kuttapujari

Sri Kamat spoke of the first class land only and not second or third class of which the yield is very poor. In some cases the kantas are put up by the tenants only. At least 50 heaps of manure are required for an acre and each costs a rupee. On the whole the cost of cultivation of one mudi of land comes to Rs. 50/- or Rs. 125/- per acre. I have included the cost of personal labour also. The yield per acre of first class land is 12½ mudies for the first crop. The cost of cultivation of second crop is Rs. 25/- per mudi or Rs. 62½ per acre. For the first class of land the rent is 10 mudies per acre. 1/3 of the crop share would be just and proper as maximum rent. The system of bitty work must be abolished.

Sri Srinivasa Setty, M.L.A. On behalf of the landlords)

Although the Madras Acts have been brought into effect they have not been implemented yet. Even the notifications in the Gazette about the yield and the rent for a particular piece of land has not been published so far.

The tenants should not be evicted under any circumstances. Evicted lands should not be restored to the evicted tenants; they were not able to prove themselves as good tenants. A census of tenants must be taken or a record of rights of tenants should be maintained. Landlords mostly give no receipts. The rent should always be in cash. 99% of the tenants' rents have systematically been increased and the Acts have not been enforced. 5 acres of land must be both economic holding and ceiling. In the definition of personal cultivation personal labour should not be included, since it is very easy to circumvent this provision. Lands above the ceiling with the tenant may be acquired. Lands connected with temple, educational and public institutions may not be acquired. The maximum rent may be fixed at 1/6th. The tenant must pay the assessment. The administration of the Act should be entrusted with judicial officers since hands of the revenue officers are full. If separate courts cannot be opened immediately independent officers should be entrusted with these cases. Lawyers should be allowed for the tenants.

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Proceedings of the meeting of the Mysore Tenancy Agricultural Land Laws Committee held at Kateshwar at 7 p.m. on 2-6-57.

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Sri I. Manjayya Setty.

Rent courts should be established. There should be provision in the new legislation for treating applications already made before its introduction as applications under the new law. The tenants should receive receipts for their payments. Provision should be made for remedy for non-payment of rent by tenants only upto 2 years and a complete moratorium for previous years; the landlord may otherwise complain that no rents have been paid for a number of years although they were really paid. Agreements should be made in 3 counter parts so that one copy is available with the tenant. Even Bombay introduced the Tenancy Law in 3 stages. The enforcement of the new law should not be in a drastic manner. The rent should however be 1/3. Share should be of the principal grains produced only and not in any miscellaneous item. Fixed rent should be provided for areca nut and cocoanut gardens. The rent should be 1/3 and on contract

Scope should be left for resumption of personal cultivation, but the tenant should not be disturbed.

Sri Puttiah

Most of the landlords are small holders and if the lands are subjected to ceiling great hardship will be caused to them. They must therefore be exempted from this law. Landlords possessing below 10 acres should be exempted since income from these area is necessary for a small family.

Sri Venkappa Setty (on behalf of landlords)

Whatever the income, agricultural or otherwise, the owners of 10 acres or less should be allowed to claim their land for personal cultivation, irrespective of the extent of land remaining with the tenants.

Sri Albert Menzies

Share system should not be introduced; but fixed rent would be proper. 10 acres are required for normal livelihood of

a family. The rent should be 50%. The fixed amount of rent should be fixed on the basis of a limited period and should be in force during the period.

Dr. N.D. Achar

The uniform law should not be made applicable to the coastal (below ghat) districts and legislation should be according to the nature of the soil, tenures current in the area and other relevant circumstances.

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